101.0	0005	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	919,500 / 919,500
					USE VALUE:	919,500 / 919,500
					ASSESSED:	919,500 / 919,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		GREELEY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAXWELL JOSEPH A &
Owner 2:	MAXWELL DONDRIA L
Owner 3:	
Street 1:	15 GREELEY CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KIM OK HWAN -
Owner 2:	-
Street 1:	15 GREELEY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,570 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Vinyl Exterior and 2271 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7570.000	466,500		453,000	919,500
Total Card	0.174	466,500		453,000	919,500
Total Parcel	0.174	466,500		453,000	919,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.89 | /Parcel: 404.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

65324

GIS Ref

GIS Ref

Insp Date

09/06/18

!8109!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0005-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	466,400	0	7,570.	453,000	919,400	919,400	Year End Roll	12/18/2019
2019	101	FV	355,300	0	7,570.	459,400	814,700	814,700	Year End Roll	1/3/2019
2018	101	FV	339,800	0	7,570.	343,000	682,800	682,800	Year End Roll	12/20/2017
2017	101	FV	339,800	0	7,570.	310,600	650,400	650,400	Year End Roll	1/3/2017
2016	101	FV	339,800	0	7,570.	297,700	637,500	637,500	Year End	1/4/2016
2015	101	FV	285,400	0	7,570.	252,400	537,800	537,800	Year End Roll	12/11/2014
2014	101	FV	285,400	0	7,570.	239,400	524,800	524,800	Year End Roll	12/16/2013
2013	101	FV	285,400	0	7,570.	227,800	513,200	513,200		12/13/2012

PRINT

Date	Time
12/10/20	22:41:43

LAST REV

Date	Time
10/17/19	18:46:25
danam	
8109	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIM OK HWAN,	64443-122		10/31/2014		699,000	No	No		
KORNAI ANDRAS /	54600-167		4/28/2010		590,000	No	No		
KORNAI ANDRAS	31140-52		2/16/2000	Family	1	No	No	4	
KANG BING SIN	30198-217		5/21/1999		334,000	No	No		
KEELAN MARY/JOH	28303-158		3/13/1998		302,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2019	730	New Wind	6,200	C				
6/30/2008	711	Manual	1,000			G10	GR FY10	repair flood damag
5/22/2008	500	Manual	7,800			G10	GR FY10	INSTALL STEEL BMS/
3/10/2000	123	Addition	6,000					ADD BATH

ACTIVITY INFORMATION

Date	Result	By	Name
9/6/2018	Inspected	CC	Chris C
8/8/2018	MEAS&NOTICE	CC	Chris C
12/2/2008	Meas/Inspect	189	PATRIOT
1/13/2000	Inspected	263	PATRIOT
10/22/1999	Measured	256	PATRIOT
7/11/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	65324
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7570		Sq. Ft.	Site		0	70.	0.85	5									452,969						453,000	

Total AC/HA: 0.17378 | Total SF/SM: 7570 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 452,969 | Spl Credit | Total: 453,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Average
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17778397
Const Adj.:	1.00999999
Adj $ / SQ:	148.695
Other Features:	121000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	573148
Depreciation:	106606
Depreciated Total:	466543

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	

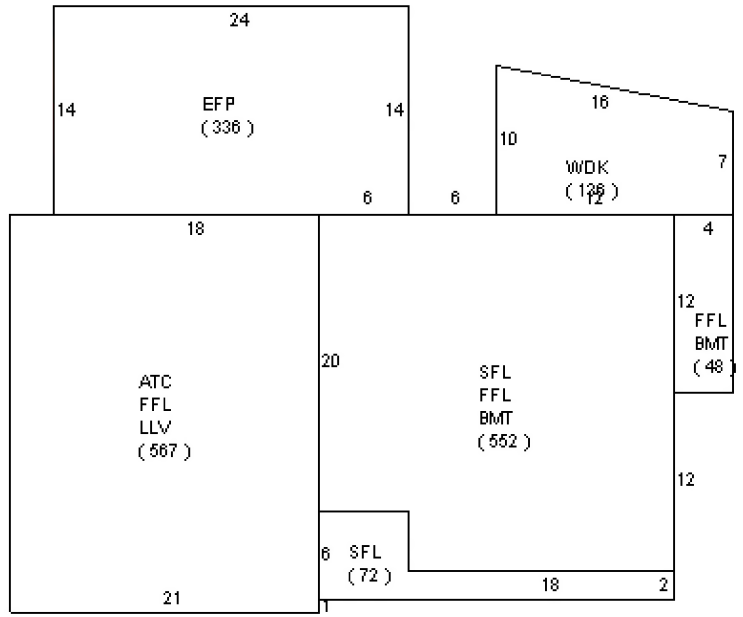
REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,167	148.700	173,527
SFL	Second Floor	624	148.700	92,786
BMT	Basement	600	87.430	52,460
LLV	Lower Level	567	66.910	37,940
EFP	Enclos Porch	336	35.680	11,989
ATC	Attic	198	148.700	29,509
WDK	Deck	136	13.490	1,834
	Net Sketched Area:	3,628	Total:	400,045
Size Ad	1989.45	Gross Are	3997	FinArea 2271

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	163.56
Special Features:	0	Val/Su Net:	128.58
Final Total:	466500	Val/Su SzAd	234.49

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 101.0-0005-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x10	A	AV	2007	0.00	T	9.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	